1 2 3 4 5 6 7 8	GLYNN & FINLEY, LLP CLEMENT L. GLYNN, Bar No. 57117 ADAM FRIEDENBERG, Bar No. 205778 One Walnut Creek Center 100 Pringle Avenue, Suite 500 Walnut Creek, CA 94596 Telephone: (925) 210-2800 Facsimile: (925) 945-1975 Email: cglynn@glynnfinley.com	ff ES DISTRICT COURT	
10	NORTHERN DIST	ΓRICT OF CALIFORNIA	
11	HOUTAN PETROLEUM, INC.) Case No. 3:07-cv-5627	7 SC
12	Plaintiff,) CONOCOPHILLIPS OPPOSITION TO PI	COMPANY'S AINTIFF'S IN
13	VS.	LIMINE MOTION N ANY COMPUTATIO	O. 2 TO EXCLUDE
14 15	CONOCOPHILLIPS COMPANY, a Texas corporation and DOES 1 through 10, Inclusive	BASED ON DISGOR PROFITS OR PUNIT TO EXCLUDE CALC	GEMENT OF TVE DAMAGES AND CULATIONS OF
16	Defendants.	DAMAGES IN EXCE MONTHLY RENT A	CSS OF \$4,000 T TRIAL
17 18		Pretrial Conference: Time: Courtroom:	August 15, 2008 10:00 a.m.
19		Before:	Hon. Samuel Conti
20		Trial Date:	August 18, 2008
21			
22	Defendant and Counter-Plaintiff Conoc	coPhillips Company ("Co	nocoPhillips") submits
23	this opposition to Houtan Petroleum, Inc.'s Mo		• • • • • • • • • • • • • • • • • • • •
24	I. INTRODUCTION		
25	Houtan moves to preclude any claim by	y ConocoPhillips for: (1)	disgorgement of profits
26	Houtan has received from its use, without lega		
27	improvements; (2) punitive damages; and (3) of		
28	monthly rental value. The motion must be den		
		-	

1	First, ConocoPhillips did not fail to make any required disclosure, and in fact it is Houtan		
2	that has actively prevented ConocoPhillips from discovering the profits that should be disgorged.		
3	Second, no harm could have resulted from any alleged non-disclosure, as the information		
4	at issue is within Houtan's exclusive control.		
5	Third, disgorgement is an appropriate remedy for ConocoPhillips' claim for unjust		
6	enrichment, and Houtan's improperly obtained profits are therefore relevant and recoverable.		
7	Fourth, punitive damages may be awarded as a result of Houtan's willful conversion of		
8	ConocoPhillips' property.		
9	Accordingly, the Court must deny Houtan's Motion in Limine No. 2.		
10	II. ARGUMENT		
11	A. ConocoPhillips Has Complied With Its Rule 26 Disclosure Obligations.		
12	This case was filed in November 2007. In January 2008, the Court set the matter		
13	for trial in February 2008. Later in January, ConocoPhillips voluntarily provided Rule 26		
14	initial disclosures pursuant to an agreement with Houtan. Houtan admits, as it must, that		
15	ConocoPhillips properly disclosed the damages it seeks pursuant to its counterclaims.		
16	That disclosure provided:		
17 18 19	pay rent for equipment and improvements owned by ConocoPhillips which Plaintiff has wrongfully retained. The appropriate market rent for this property is \$4,000 per month. In addition, ConocoPhillips seeks punitive damages, disgorgement of amounts by which Plaintiff has been unjustly enriched and attorneys' fees.		
20	(Exhibit A, ConocoPhillips Company's Initial Disclosures at p. 3.)		
2122	1. Houtan Has Improperly Interfered With ConocoPhillips'		
23	Of course, there is a very obvious reason why ConocoPhillips was unable to provide		
24	greater specificity with respect to its claim for disgorgement of Houtan's unjustly obtained		
25	profits: such information is solely within the knowledge and control of <i>Houtan</i> . Accordingly,		
26	Conoco took the deposition of Ed Haddad, Houtan Petroleum's president and owner, both in his		
27	individual capacity and pursuant to a 30(b)(6) notice to Houtan. At that deposition, counsel for		
28	ConocoPhillips specifically asked Mr. Haddad: "What are Houtan Petroleum's annual		

4 Because the Court shortly thereafter took the case off its trial calendar, and

ConocoPhillips then moved for summary judgment, ConocoPhillips did not bring an immediate 5

motion to compel. On July 25, the Court re-set the matter for trial, to commence on August 18. 6

ConocoPhillips then served a (deposition and document production) subpoena on Russell S. 7

Braasch ("Braasch"), whom Plaintiff had previously disclosed as an expert witness on the subject 8

of Houtan's damages, in a second attempt to obtain legitimate discovery of Houtan's improperly 9

obtained profits since the franchise termination. Showing a casual disdain for a properly issued 10

subpoena, Braasch simply refused to appear for deposition or produce the subpoenaed 11

documents, after Plaintiff served objections the subpoena.¹ 12

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Thus, to the extent ConocoPhillips has been unable to identify the total profits that must 13 be disgorged, such was solely the result of Houtan's frivolous interference with ConocoPhillips' 14 legitimate discovery efforts. We have subpoenaed Mr. Haddad for trial so that the proof can be 15 16 presented to the jury.

2. Houtan Did Not, and Could Not, Identify Any Harm.

In support of its motion, Houtan cites Colombini v. Members of the Board of Directors of the Empire College School of Law, 2001 U.S. Dist. LEXIS 13405, 25 (N. Cal. 2001), affrm'd by Colombini v. Members of the Bd. Of Dirs., 2003 U.S. App. LEXIS 6750 (9th Cir. Cal., April 7,

2003). Colombini is inapposite. There, the Court excluded evidence of the plaintiff's damages 21

subpoena was untimely pursuant to Rule 34, but Rule 34(b) applies only to document requests to 25 parties, not subpoenas to non-parties. Houtan's objections that the subpoena seeks information

that is irrelevant and "privileged, commercial information, trade secrets and invades Houtan's 26 right to privacy" are spurious; the requested information is directly relevant to ConocoPhillips' damages and disgorgement remedy and indeed was included within Braasch's previous expert

witness report. Finally, Braasch was not an "unretained expert" as Plaintiff asserts, but a disclosed expert whom Plaintiff subsequently determined not to call. He remains subject to deposition.

²² ¹ The objections were procedurally improper. "Only the witness can prevent disclosure by objection. The party to whom the subpoenaed records pertain cannot simply object. Rather, a 23 protective order or motion to quash the subpoena is required." Schwarzer, Tashima & Wagstaffe, Rutter Group Prac. Guide: Fed. Civ. Pro. Before Trial at § 11:2291. Further, the 24 objections were all substantively meritless. First, Houtan objected on the ground that the

1	where the plaintiff had exclusive control of such information but failed to produce it in	
2	discovery. In the case at bar, however, Houtan, and not ConocoPhillips, has exclusive control of	
3	the information necessary for a full accounting of its own profits.	
4	B. ConocoPhillips' Counterclaims Permit The Various Remedies Sought By ConocoPhillips.	
5 6	1. ConocoPhillips' counterclaims are not dependent on a defense verdict	
	on Houtan's claims.	
7	Houtan argues that ConocoPhillips is precluded from recovering on its counterclaims	
8	unless ConocoPhillips first establishes that its offer to sell its improvements to Houtan was "bona	
9	fide" under the PMPA. ConocoPhillips expects to prevail on Houtan's claim. In any event,	
10	Houtan is wrong, and indeed cites no authority to support its assertion. It is undisputed that:	
11	1) Houtan's right to use the equipment existed under the franchise agreement; 2) the franchise	
12	agreement terminated properly on October 31, 2007; 3) Houtan has paid no rent for, but has	
13	continued to use and profit from, ConocoPhillips' valuable property; and 4) Houtan has	
14	prevented ConocoPhillips from removing its property. Houtan never made any offer to purchase	
15	the property, but instead sought preliminary injunctive relief to stay in possession pending the	
16	litigation. The Court denied injunctive relief; Houtan nevertheless refused to enter an interim	
17	rental agreement with ConocoPhillips, but kept possession of ConocoPhillips' property. Houtan	
18	had no legal right (under the PMPA or otherwise) to do so, and is therefore accountable to	
19	ConocoPhillips for unpaid rent, other damages, and disgorgement of its unjustly obtained profits.	
20	2. Disgorgement is available to ConocoPhillips.	
21	Houtan next argues that "[t]here is no law that can be cited by ConocoPhillips to support	
22	a claim for disgorgement of profits under a theory of breach of contract." (Docket No. 121 at	
23	4:10-11.) We agree. What Plaintiff fails to mention, however, is that ConocoPhillips seeks a	
24	disgorgement remedy not on its counterclaim for breach of contract, but rather on its claim of	
25	unjust enrichment, a claim for which disgorgement is plainly available. See, e.g., County of San	
26	Bernardino v. Walsh, 158 Cal.App.4th 533, 542-43 (2007).	
27		
28		

1	3. ConocoPhillips may recover punitiv	e damages.
2	Houtan moves nominally to preclude ConocoPhillips	' claim for punitive damages. The
3	motion, however, provides no authority, or even any argumen	nt, to support the proposition. It
4	simply requests the relief in its caption, and says no more. Pr	resumably, this is because the
5	request is utterly unsupportable. In reality, it is well-settled to	hat punitive damages are
6	recoverable on a claim for the intentional tort of conversion.	See, e.g. Professional Seminar
7	Consultants, Inc. v. Sino American Technology Exchange, 72	7 F.2d 1470 (9th Cir. 1984)
8	(awarding compensatory and punitive damages on a claim for	r the intentional tort of conversion
9	and libel).	
10	III. CONCLUSION	
11	Based on the foregoing, the Court should deny Houtan	n's motion in limine to exclude
12	and/or limit computation of damages by ConocoPhillips at tri	al (MIL No. 2).
13	Dated: August 13, 2008	
14	CLEME	& FINLEY, LLP NT L. GLYNN FRIEDENBERG
15		h. O.
16 17	By Attor	rneys for Defendant and Counter-
18		tiff ConocoPhillips Company
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EXHIBIT A

1 2 3 4 5 6 7 8	CLEMENT L. GLYNN, Bar No. 57117 ADAM FRIEDENBERG, Bar No. 205778 One Walnut Creek Center 100 Pringle Avenue, Suite 500 Walnut Creek, CA 94596 Telephone: (925) 210-2800 Facsimile: (925) 945-1975 Email: cglynn@glynnfinley.com		
9	UNITED STAT	TES DISTRICT COURT	
10	NORTHERN DIS	STRICT OF CALIFORNIA	
11	HOUTAN PETROLEUM, INC.) Case No. 3:07-cv-5627	
12	Plaintiff,	DEFENDANT AND COUNTER-	
13	vs.) PLAINTIFF CONOCOPHILLIPS COMPANY'S INITIAL DISCLOSURES	
14 15	CONOCOPHILLIPS COMPANY, a Texas corporation and DOES 1 through 10, Inclusive) Trial Date: February 11, 2008) Time: 10:00 a.m.) Courtroom: 1	
16	Defendants.) Before: Hon. Samuel Conti	
17)	
18	These initial disclosures are made bas	sed on information currently known to	
19	ConocoPhillips Company ("ConocoPhillips"). Discovery and investigation are ongoing, and	
20			
21			
22			
23	pursuant to Federal Rule of Civil Procedure 2	•	
24	I. WITNESSES		
25	Defendant and Counter-Plaintiff Cono	coPhillips Company may use the following	
26	witnesses to support its claims and defenses:		
27	1. Dan Pellegrino. Mr. Pellegrino	o is an employee of ConocoPhillips and may be	
28	contacted through ConocoPhillips' counsel of		

- 1 ConocoPhillips' discussions with Plaintiff, the parties' franchise relationship, the franchise
- 2 agreement that is at issue in this matter, and issues related to ConocoPhillips' counterclaims.
- 3 2. Greg Vasquez. Mr. Vasquez is an employee of ConocoPhillips and may be
- 4 contacted through ConocoPhillips' counsel of record. He may have information regarding the
- 5 parties' franchise relationship, the franchise agreement that is at issue in this matter and the
- 6 termination of said agreement.
- 7 3. David Nash. Mr. Nash is an employee of ConocoPhillips and may be contacted
- 8 through ConocoPhillips' counsel of record. He may have information regarding the parties'
- 9 franchise relationship, the franchise agreement that is at issue in this matter and the termination
- 10 of said agreement.
- 4. Jay Rollins. Mr. Rollins is an employee of ConocoPhillips and may be contacted
- 12 through ConocoPhillips' counsel of record. He may have information regarding ConocoPhillips'
- 13 discussions with Plaintiff, the franchise agreement that is at issue in this matter, and issues
- related to ConocoPhillips' counterclaims.
- 15 5. Phillip Bonina. Mr. Bonina is an employee of ConocoPhillips and may be
- 16 contacted through ConocoPhillips' counsel of record. He may have information regarding the
- 17 franchise agreement that is at issue in this matter, the expiration of ConocoPhillips' underlying
- 18 property lease of the service station property at issue, ConocoPhillips' efforts to obtain an
- 19 extension and/or renewal of said underlying property lease, ConocoPhillips' bona fide offer to
- 20 sell its equipment and improvements at the subject station to Plaintiff, and issues related to
- 21 ConocoPhillips' counterclaims.
- 22 6. Richard Mathews. Mr. Mathews may be contacted through ConocoPhillips'
- 23 counsel of record. He may have information regarding the franchise agreement that is at issue in
- 24 this matter, the expiration of ConocoPhillips' underlying property lease of the service station
- 25 property at issue, ConocoPhillips' efforts to obtain an extension and/or renewal of said
- 26 underlying property lease, ConocoPhillips' bona fide offer to sell its equipment and
- 27 improvements at the subject station to Plaintiff, and issues related to ConocoPhillips'
- 28 counterclaims.

1	7. John Vidovich, De Anza Properties, 920 West Fremont Avenue, Sunnyvale,
2	California. Mr. Vidovich may have information regarding ConocoPhillips' underlying property
3	lease of the service station property at issue, ConocoPhillips' efforts to obtain an extension
4	and/or renewal of said underlying property lease and Plaintiff's current lease agreement.
5	8. Carla Wilkey, De Anza Properties, 920 West Fremont Avenue, Sunnyvale,
6	California. Ms. Wilkey may have information regarding ConocoPhillips' underlying property
7	lease of the service station property at issue, ConocoPhillips' efforts to obtain an extension
8	and/or renewal of said underlying property lease and Plaintiff's current lease agreement.
9	II. DOCUMENTS
10	Pursuant to Rule 26(a)(1)(ii) and the agreement of the parties, ConocoPhillips produces
11	herewith all documents it may use to support its claims and defenses, with the exception of
12	documents which either party has already produced, exchanged or submitted as part of a
13	pleading, motion or other paper filed in this action.
14	III. DAMAGES
15	ConocoPhillips will seek compensatory damages reflecting Plaintiff's failure to pay rent
16	for equipment and improvements owned by ConocoPhillips which Plaintiff has wrongfully
17	retained. The appropriate market rent for this property is \$4,000 per month. In addition,
18	ConocoPhillips seeks punitive damages, disgorgement of amounts by which Plaintiff has been
19	unjustly enriched and attorneys' fees.
20	
21	Dated: January <u>28</u> , 2008
22	GLYNN & FINLEY, LLP CLEMENT L. GLYNN
23	ADAM FRIEDENBERG One Walnut Creek Center
24	100 Pringle Avenue, Suite 500 Walnut Creek, CA 94596
25	M1 / c1
26	By What my
27	Aftorneys for Defendant and Counter-Plaintiff ConocoPhillips
28	Company

EXHIBIT B

ED HADAD January 30, 2008

Page 1 UNITED STATES DISTRICT COURT NORTHERN DISTRICT OF CALIFORNIA --000--HOUTAN PETROLEUM, INC., Plaintiff, vs. No. 3:07-cv-5627. CONOCOPHILLIPS COMPANY, a Texas corporation and DOES 1 through 10, Inclusive, Defendants. DEPOSITION OF ED HADAD January 30, 2008 REPORTED BY: KAREN A. FRIEDMAN, CSR 5425 JOB # 405637

Merrill Legal Solutions (800) 869-9132

January 30, 2008 ED HADAD

Page 22 1 A. No. 2 Q. And is Houtan Petroleum engaged in any business activity other than the operation of the two stations 3 pour mentioned? 4 you mentioned? 5 A. No. 6 Q. Who manages the day-to-day operations of Houtan 7 Petroleum? 8 A. We have two different managers at the site. We 9 have one of them, Jose, at Capitola and Arnell, at 10 Mountain View. 11 Q. And what do you do on a day-to-day basis? 12 A. I just oversee the operations. 13 Q. And what does that involve? 14 A. You know, involve just I don't know what it 15 involves. It involves quite a bit. It just basically 16 involves my office. Involved with management, managing 17 the station; how they manage it. Involved with many 18 anything that just come up. 19 Q. Can you be more specific? What do you do on a you typical day? I get my coffee, I take my 20 daughter to school, first. So that's the good part of 22 A. Yeah. Digital displays or some other sort? Page 23 1 Make sure anything related to, anything drastic 2 A. Probably less than an arce. Q. How many pump islands are there? A. Pump islands? When you saying "pump island what are you talking about, pumps? Q. How many pump islands are there? A. Pump islands? When you saying "pump island what are you talking about, pumps? Q. How many pump islands are there? A. Pump islands? When you saying "pump island what are you talking about, pumps? Q. How many pump islands are there? A. Pump islands? When you saying "pump island what are you talking about, pumps? Q. How many pump islands are there? A. Pump islands? When you saying "pump island what are you talking about, pumps? Q. How many pump islands are there? A. Pump islands? A. No. Actually: we have two, one, two, and	11
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	25
	ŀ
3 And when I go to field basically is, consists 3 A. Perhaps. I'm not sure, but I know is older	- [
4 of talking to the manager and discussing the operation. 4 than 15.	ľ
5 If I see anything that they need to improve, we talk 5 Q. How about the underground tanks; do you kn	w
6 about it, the issues they have. 6 how old they are?	ĺ
7 Q. How many hours a week do you generally spend in 7 A. What I read is 22 years old. I think that was	
8 the field? 8 in one of the reports that I see.	ļ
9 A. It depends. Some weeks more than the other, 9 Q. One of which reports?	
but I work probably about between 60 to 70 hours a week. 10 A. Was it on I'm not sure, but it perhaps was	i
11 So I would say about 20 percent of these I spend in the 11 in your	
12 office. And the rest of it is field. 12 MR. BLEAU: The motion?	ı
Q. What are Houtan Petroleum's annual revenues? 13 THE WITNESS: Appraisal?	- 1
14 MR. BLEAU: I'm going to object. That's not 14 MR. BLEAU: Or the appraisal?	- 1
15 relevant. Don't answer the question. 15 THE WITNESS: I think it was in the appraisal	
16 THE WITNESS: Okay. 16 that you have. I read, yes, once.	
17 MR. FRIEDENBERG: Q. What compensation do you 17 MR. FRIEDENBERG: Q. Do you have any o	ıer
18 receive from Houtan Petroleum? 18 knowledge regarding the age of the tanks?	
19 MR. BLEAU: Objection. That's not relevant 19 A. No.	
20 either. Don't answer the question.	e
21 MR. FRIEDENBERG: Q. Let's talk a bit about 21 age of the dispensers?	
22 the Mountain View station that brings us here. Describe 22 A. No.	
23 the location of the station for me. 23 Q. And how about the canopies? Do you know h)W
A. Location? The location is basically at Grant 24 old they are?	
25 Road and El Camino Real. 25 A. They're old. I think they build with the	- 1

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	Page 26	ļ. ·	Page 28
1	buildings, 40 years ago.	1	Q. Per month?
2	Q. And how do you know that?	2.	A. Yes.
3	A. Because the configuration and the looks of it.	3	Q. And what was the gallonage in 2007?
4	When you look at the station you can see the way they	4	MR, BLEAU: Before or after the termination?
5	built it; all of them. Just those ranch-style buildings	5	MR, FRIEDENBERG: Before.
6	that the Union 76 had many years ago.	6	THE WITNESS: Two-twenty.
7	Q. And do you have a snack shop?	7	MR. FRIEDENBERG: Q. And after?
8	A. Yes, I do have a snack shop, yes.	8	A. Three hundred.
9	Q. How large is the store?	9	Q. And to what do you attribute the increase in
10	A. About, I would say probably 3- to 400 square	10	gallonage to?
11	feet.	111	A. I think better pricing.
12	Q. How much revenue does the store produce?	12	Q. Have your profits increased since the
13	A. I don't know. I have to as far as exact	13	termination?
1.4	numbers? I don't.	114	MR. BLEAU: Objection, relevance.
15	Q. Can you estimate?	15	MR. FRIEDENBERG: It's relevant to damages.
16	A. Probably about 30- to 40,000, gross.	16	MR. BLEAU: You're right. Objection; vague as
17	Q. How about the entire station? What does the	17	to time.
18	entire station gross?	18	THE WITNESS: In a way you can say, on volume,
19	MR. BLEAU: Objection, relevance. Don't answer	19	yes, we did. We did.
20	the question. Why are we talking about revenues?	20	On a profit on gasoline yes, we definitely have
21	MR. FRIEDENBERG: Q. When did you first	21	more profit on gasoline. As far as the repair shop, no;
22	acquire that franchise or the station.	22	we end up to close the repair shop.
23	A. I believe that was '97.	23	MR. FRIEDENBERG: Q. Why did you close the
24	Q. And was it a Union 76 station at the time?	24	repair shop?
25	A. At the time was Union 76 with an ownership of	25	A. Because it was pretty slow.
2.5	The state of the s		The second section of the second of the seco
	Page 27		Page 29
1	Tosco.	1	Q. And when did you close the repair shop?
2	Q. At the time you acquired this station, how many	2	A. Exact date for it was January, I think January
3	others did you own?	3	first week of January. Let's put it that way.
4	A. One more; one.	. 4	Q. And did that have something to do, in your
5	Q. Who did you acquire the station from?	5	mind, with the termination of the franchise agreement?
6	A. From a gentleman named another dealer, named	6	A. I'm not clear of your question. Please clear
7	Mr. Said.	7	the question.
8	Q. And do you recall what the price was?	8	Q. You testified that you closed the garage
9	A. No.	9	because business was slow. Correct?
10	Q. Do you recall how you determined what the price	10	A. That's correct.
11	would be?	11	Q. What do you believe caused business to slow
12	A. I don't remember.	12	down?
13	Q. Did you get the business appraised?	13	A. I interruption in a business is
14	A. No.	14	interruption when people coming for gas, for the price
15	Q. Did you do any other due diligence?	15	of it, the way I see now. But for the repair shop,
16	A. We take a look at the location and the	16	people take their cars because of the integrity of the
17	gallonage it was pumping at the time.	17	place. And we have so much interruption back and forth
18	Q. What was the gallonage it was pumping?	18	with the names. And people just not, they really
19	A. About, at the time, it was about 120,000.	19	distrust the place. Because if you change names all of
20	Q. A month?	20	a sudden, with no notice to your people why you're doing
21	A. Yes.	21	it, you don't have no explanation, you close the gas.
22	Q. And what's the gallonage now?	22	You don't accept credit cards.
23	A. Right now, today?	23	So there are a lot of things happen. And when
24	Q. Yes.	24	people take their cars to repair, they want to take it
	A. About three hundred.	25	to somewhere that's reputable. The average car is